

**SPECIAL MAGISTRATE HEARING
CITY COMMISSION MEETING ROOM
MEAH ROTHMAN TELL PRESIDING
MARCH 19, 2009
9:00 A.M. – 1:34 P.M.**

Staff Present:

Mary Allman, Secretary Special Magistrate
Sue Manning, Secretary, Special Magistrate
Erin Peck, Clerk III
Brian McKelligett, Clerk of Special Magistrate - Supervisor
Cheryl Pingitore, Code Enforcement Supervisor
Peggy Burks, Code Enforcement Supervisor
Ginger Wald, Assistant City Attorney
Detective Jorge Maura
Tammy Arana, Fire Inspector
Stephanie Bass, Code Enforcement Officer
Mark Campbell, Code Enforcement Officer
Leonard Champagne, Code Enforcement Officer
Andre Cross, Code Enforcement Officer
Aretha Davis, Code Enforcement Officer
Alejandro DelRio, Code Enforcement Officer
Dick Eaton, Code Enforcement Officer
Ingrid Gottlieb, Code Enforcement Officer
Todd Hull, Code Enforcement Officer
Karl Lauridsen, Landscape Inspector
Wilson Quintero, Code Enforcement Officer
Mary Rich, Code Enforcement Officer
Wanda Sappington, Code Enforcement Officer
Bill Snow, Code Enforcement Officer,
Mario Sotolongo, Code Enforcement Officer
Ursula Thime, Code Enforcement Officer
Salvatore Viscusi, Code Enforcement Officer
Joan Shamis, Secretary I

Respondents and Witnesses

CE08101005: Danny Lee, owner
CE09021298: Robert Meyers, owner
CE08042475: Ronald Spann, owner; John Fulcron, manager
CE08050828; CE08051223; CE08051251: Abraham Narkes, owner
CE08062120; CE08062130; 08062127; CE08062132; CE08062133: Gerald Gerardi,
registered agent
CE09021246: Edward Sprague, owner
CE08051314: Charline Williams, assistant manager

CE08061424: Beverly Allison, representative
CE08100026: Kenneth Salomone, attorney
CE08071281: Jacques Pierre, owner
CE08092232: David Itskovic, attorney
CE08070951: Evangelos Anthony, owner
CE08031932: Jean Robert Francois, owner
CE09010155: Chad Muney, bank representative
CE09021037: Maria Armendios, owner; Fernando Wytrykusz, owner
CE08051745: Pierre Petit-Frere, pastor
CE09021299: Benita Brown, owner
CE08041993: Bernard Cherisol, owner
CE08090796: Suresh Ramanathan, owner
CE07031377: Rose Bowman, owner; Alexander Soto, attorney
CE08072186: Courtney Crush, attorney
CE08120564: James Kevem, property manager
CT08110901: Randall St. Germain, bank representative
CT09010139: Bryon Bartley, owner
CE08052113; CE08041380: Mohammed Markatia, owner
CT09010699: Norman Wesby, tenant
CE07120555: Barbara Cohen, owner; Larry Cohen, owner
CE08101434: Daniel Cramer, owner
CE09011005: Lisa Rothe, owner
CE08071705: Daniel Taylor, attorney

NOTE: All individuals who presented information to the Special Magistrate during these proceedings were sworn in.

The meeting was called to order at 9:00 A.M.

Case: CE08070951

Request for extension

2450 Wilton Corp
1204 Northeast 4 Avenue

This case was first heard on 10/2/08 to comply by 1/1/09. Violations and extensions were as noted in the agenda. The property was not complied and the City was requesting imposition of a \$6,000 fine, which would continue to accrue until the property complied.

Ms. Ingrid Gottlieb, Code Enforcement Officer, said the owner was making progress.

Mr. Evangelos Anthony, owner, said getting the permit for the signage was almost impossible. He requested another 60 days.

Ms. Tell granted a 63-day extension to 5/21/09, during which time no fines would accrue, and ordered the respondent to reappear at that hearing.

Case: CE09021246

Edward Sprague
735 Northeast 15 Street

Certified mail sent to the owner was accepted on 2/25/09.

Ms. Tammy Arana, Fire Inspector, testified to the following violation:

NFPA 101 31.3.4.5.1

HARDWARE SMOKE DETECTORS ARE NOT INSTALLED OUTSIDE EVERY SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOMS AND ON ALL LEVELS OF THE DWELLING UNIT, INCLUDING BASEMENTS.

Complied:

NFPA 1:13.6.6.8.3.1

Inspector Arana recommended ordering compliance with NFPA 101 31.3.4.5.1 within 63 days or a fine of \$100 per day.

Mr. Edward Sprague, owner, agreed to comply.

Ms. Tell found in favor of the City and ordered compliance with NFPA 101 31.3.4.5.1 within 63 days or a fine of \$100 per day.

Case: CE08031932

Jean R Francios
1205 Northeast 5 Avenue

This case was first heard on 7/17/08 to comply by 8/14/08 and 10/16/08. Violations and extensions were as noted in the agenda. The property was complied and the City was requesting imposition of a \$3,125 fine.

Mr. Jean Robert François, owner, explained that passersby tossed trash onto the property, and Officer Gottlieb had instructed him to remove his fence and the trash. He had done so, but fines had accrued after he complied the property.

Ms. Ingrid Gottlieb, Code Enforcement Officer, said she had not instructed Mr. François to remove the fence. She said tenants had littered the property, not passersby. When she reinspected property, not all of the trash had been removed; Mr. François had only remove trash from the rear of the property. Mr. François had finally needed to evict tenants to resolve the trash issue.

Officer Gottlieb said she had visited the property 16 times.

Ms. Tell imposed a \$350 fine.

Case: CE08120564

Stipulated agreement

Gateway Shopping Center Corp
1932 East Sunrise Boulevard

Certified mail sent to the owner was accepted on 2/26/09 and certified mail sent to the registered agent was accepted on 2/26/09.

Violation:
47-21.8.A.

REPLACEMENT OF CODE REQUIRED LANDSCAPE MATERIALS.

The City had a stipulated agreement with the owner to comply within 61 days or a fine of \$25 per day.

Ms. Tell found in favor of the City, approved the stipulated agreement and ordered compliance within 61 days or a fine of \$25 per day.

Case: CT09010699

Abolghassem & Suzanne Eskamani
3157 Northwest 67 Court

Certified mail sent to the owner was accepted on 2/26/09.

9-281(b) complied-not paid

Pursuant to Section 11-19, a Citation Violation Notice dated 1/28/09 had informed the owner that he must comply the violation(s), request an administrative hearing to appeal the citation within 15 days, and/or pay a civil penalty. The property was complied on 2/12/09, but the owner had not requested an administrative hearing to appeal the citation or paid the civil penalty. Officer Viscusi presented a copy of the affidavit of non-compliance, photos of the property and the case file into evidence and requested imposition of a civil penalty in the amount of \$150.

Mr. Norman Wesby, tenant, explained he had not ignored Officer Viscusi's order to remove the truck, but it had taken some time to transfer the title for the truck into his name.

Ms. Tell imposed the \$150 civil penalty.

Case: CE08051314

845 Northwest 10 Terrace
Federal Apartments Limited Partnership

This case was first heard on 9/18/08 to comply by 12/4/08. Violations and extensions were as noted in the agenda. The property was complied and the City was recommending no fines be imposed [reduced from \$650].

Ms. Tell imposed no fine.

Case: CE08051745

Rescheduled from 3/5/09

Agape Church Of God Inc
1317 Northeast 4 Avenue

This case was first heard on 10/2/08 to comply by 1/15/09. Violations were as noted in the agenda. The property was not complied and the City was requesting imposition of a \$3,100 fine, which would continue to accrue until the property complied.

Mr. Todd Hull, Code Enforcement Officer, said progress was being made in the parking lot and the only remaining item was the re-stripping and re-sealing.

Mr. Pierre Petit-Frere, church pastor, requested additional time.

Ms. Tell granted a 91-day extension to 6/18/09, during which time no fines would accrue, and ordered the respondent to reappear at that hearing.

The following four cases for the same owner were heard together

Case: CE08050828

Ordered to reappear

Abraham & Ruth Narkes
701 Northwest 5 Avenue

This case was first heard on 9/18/08 to comply by 11/13/08. Violations and extensions were as noted in the agenda. The property was not complied and the City was requesting imposition of a \$6,800 fine, which would continue to accrue until the property complied.

Mr. Alejandro DelRio, Code Enforcement Officer, explained this was one building with four different folio numbers. He said the owner was working to comply; he had already applied for the parking lot permit.

Mr. Abraham Narkes, owner, said he had resubmitted the permit application for the third time on March 5 and was waiting for Zoning to approve it. He requested additional time.

Ms. Tell granted a 63-day extension to 5/21/09, during which time no fines would accrue, and ordered the respondent to reappear at that hearing.

Case: CE08051223

Ordered to reappear

Abraham & Ruth Narkes

719 Northwest 5 Avenue

This case was first heard on 9/18/08 to comply by 11/13/08. Violations and extensions were as noted in the agenda. The property was not complied and the City was requesting imposition of a \$6,800 fine, which would continue to accrue until the property complied.

Ms. Tell granted a 63-day extension to 5/21/09, during which time no fines would accrue, and ordered the respondent to reappear at that hearing.

Case: CE08051239

Ordered to reappear

Abraham & Ruth Narkes
731 Northwest 5 Avenue # A

This case was first heard on 9/18/08 to comply by 11/13/08. Violations and extensions were as noted in the agenda. The property was not complied and the City was requesting imposition of a \$6,800 fine, which would continue to accrue until the property complied.

Ms. Tell granted a 63-day extension to 5/21/09, during which time no fines would accrue, and ordered the respondent to reappear at that hearing.

Case: CE08051251

Ordered to reappear

Abraham & Ruth Narkes
741 Northwest 5 Avenue # A

This case was first heard on 9/18/09 to comply by 11/13/09. Violations and extensions were as noted in the agenda. The property was not complied and the City was requesting imposition of a \$6,800 fine, which would continue to accrue until the property complied.

Ms. Tell granted a 63-day extension to 5/21/09, during which time no fines would accrue, and ordered the respondent to reappear at that hearing.

Case: CE07031377

Ordered to reappear

Bowman Commercial Properties LLC
1608 Southwest 3 Avenue

This case was first heard on 6/7/07 to comply by 8/2/07. Violations and extensions were as noted in the agenda. The property was not complied and the City was requesting imposition of a \$1,250 fine, which would continue to accrue until the property complied.

Mr. Dick Eaton, Code Enforcement Officer, confirmed progress was being made at the property. The building had been painted, doors and windows were installed and

awaiting final inspection. He recommended an extension of 14 days. Mr. Eaton had spoken with the contractor who informed him he was instructed to stop work.

Mr. Alexander Soto, attorney, confirmed that the contractor would finish the work. He said he had informed the contractor to stop work and refused to pay him until he proved where the money had gone. He confirmed that only the window and door inspection remained, and said either he or the contractor would call in for this the following day.

Ms. Tell granted a 14-day extension to 4/2/09.

Case: CE07120555

Rescheduled from 2/5/09 at owner's request

Lawrence E & Barbara F Cohen
3316 Northeast 38 Street

This case was first heard on 4/3/08 to comply by 4/24/08 and 8/25/08. Violations and extensions were as noted in the agenda. The property was not complied and the City was requesting imposition of a \$5,150 fine, which would continue to accrue until the property complied.

Mr. Mario Sotolongo, Code Enforcement Officer, said the owner was still in litigation with Citizens Insurance Company.

Mr. Larry Cohen, owner, said he had been in constant contact with officer Sotolongo. He had needed to rescheduled from the February hearing and fines had run. Mr. Cohen requested that his case always be scheduled with Ms. Tell because the other Special Magistrate, Ms. Flynn, had once represented Citizens Insurance. Officer Sotolongo confirmed that Ms. Flynn had recused herself from a case because she was a mediator with Citizens Insurance. Ms. Tell disclosed that she was also a mediator with Citizens Insurance. Mister Cohen said he was comfortable having Ms. Tell hear his case.

Mr. Cohen reported he was in the process of hiring an attorney to reopen the case with Citizens. He said all law firms he considered had instructed him not to touch the house.

Ms. Tell advised Mr. Cohen to ask the attorney he hired how to document the case, and how quickly he believed adjusters could review the damage. Mr. Cohen requested an extension to the end of May. Ms. Tell requested he return on April 30 for a progress report.

Ms. Tell granted a 42-day extension to 4/30/09, during which time no fines would accrue, and ordered the respondent to reappear at that hearing.

Case: CE08072186

Request for extension

J & E Investments LLC
1650 Northwest 23 Avenue

This case was first heard on 12/4/08 to comply by 3/5/09. Violations were as noted in the agenda. The property was not complied fines had accrued to \$3,900, and would continue to accrue until the property complied.

Mr. Todd Hull, Code Enforcement Officer, said the owner was seeking a parking reduction from the City.

Ms. Courtney Crush, attorney, explained they had applied for an administrative amendment to the site plan, and a valet parking agreement. They now had a staff-approved site plan to submit to the Planning Department and to be reviewed by the City Attorney with the valet parking agreement. Ms. Crush said they would submit the document within a week, and requested 42 days.

Ms. Wald did not object to a 42 day extension.

Ms. Tell granted a 42-day extension to 4/30/09, during which time no fines would accrue, and ordered the respondent to reappear at that hearing.

Case: CE09010155
Aurora Loan Services LLC
1224 Northwest 3 Street

Stipulated agreement

Certified mail sent to the owner was accepted on 2/27/09.

Violations:
9-328(b)

BUILDING BOARDED-UP BY THE CITY ON 12/27/08 PER
SPECIAL MAGISTRATE TELL ORDER, CASE CE08091388,
AND THERE IS NOT A CURRENT BOARD UP CERTIFICATE ON
FILE.

The City had a stipulated agreement with the owner to comply within 91 days or a fine of \$100 per day.

Ms. Tell found in favor of the City, approved the stipulated agreement and ordered compliance within 91 days or a fine of \$100 per day.

Case: CE08101434
Cramer Investment Properties LLC
3901 Northeast 21 Avenue

This case was first heard on 12/4/08 to comply by 2/5/09. Violations were as noted in the agenda. The property was not complied and the City was requesting imposition of a \$10,250 fine, which would continue to accrue until the property complied.

Ms. Tammy Arana, Fire Inspector, reported that final inspection was scheduled for that day.

Mr. Daniel Cramer, owner, requested 14 days.

Ms. Tell granted a 14-day extension to 4/2/09, during which time no fines would accrue, and ordered the respondent to reappear at that hearing.

Case: CE09021299

Benita Brown
1471 Northwest 22 Street

Certified mail sent to the owner was accepted on 3/6/09.

Ms. Tammy Arana, Fire Inspector, testified to the following violation:
NFPA 101 31.3.4.5.1

HARDWIRE SMOKE DETECTORS ARE NOT INSTALLED OUTSIDE EVERY SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOMS AND ON ALL LEVELS OF THE DWELLING UNIT, INCLUDING BASEMENTS.

Inspector Arana said she had nothing on file for the building.

Ms. Benita Brown, owner, said she had spoken with the original inspector, who told her she had a year to comply. She called that inspector again when she received the second notice to tell him an electrician had informed her that detectors were already hardwired.

Inspector Arana stated since there was nothing on file with the City, they had no knowledge of when the system was installed. She must inspect the system to confirm that it had been installed.

Ms. Tell continued the case to 4/2/09 and ordered the respondent to reappear at that hearing.

Case: CE08092232

Rescheduled from 2/19/09

Hudson Investments & Association Inc
1125 West Prospect Road

This case was first heard on 12/18/08 to comply by 1/1/09. Violations were as noted in the agenda. The property was not complied and the City was requesting imposition of a \$1,900 fine, which would continue to accrue until the property complied.

Mr. Sal Viscusi, Code Enforcement Officer, explained this parking area was shared by three properties that were all in lis pendens with three different lending institutions. Only

the lending institution for this property had responded to the citation. He said the bank was working to try to comply the property.

Mr. David Itskovic, attorney, said they had taken bids to have the work done and contacted the other property owners to try to work something out. He requested 90 days.

Ms. Tell granted a 91-day extension to 6/18/09, during which time no fines would accrue.

Case: CE08061424 Request for extension
New Mount Olive Missionary Baptist Church, Inc
915 Northwest 9 Avenue

This case was first heard on 10/2/08 to comply by 12/25/08. Violations and extensions were as noted in the agenda. The property was not complied, fines had accrued to \$4,000, and would continue to accrue until the property complied.

Mr. Wilson Quintero, Code Enforcement Officer, reported the church already had a contract to remove the debris. He presented a copy of the contract into evidence.

Ms. Beverly Allison, representative, requested an extension until the end of April. Officer Quintero confirmed that Ms. Allison had requested an extension prior to the compliance deadline.

Ms. Tell granted a 42-day extension to 4/30/09, during which time no fines would accrue and ordered the respondent to reappear at that hearing.

Case: CE08071705 Request for extension
Shirley Ann Trout Revocable Trust
Shirley Ann Trout, Trustee et al
6525 Northwest 15 Way

This case was first heard on 9/18/08 to comply by 3/19/09. Violations were as noted in the agenda. The property was not complied and fines would begin to accrue on 3/20/09.

Mr. Sal Viscusi, Code Enforcement Officer, said he had been in contact with the respondent's attorney, and they were considering what to do with the property. He recommended a 26-week extension.

Mr. Daniel Taylor, attorney, explained the problem was they had discovered after having plans drawn that the parking was not allowed as a principle use in an industrial area. They must now go to the Planning and Zoning Board and then the City Commission.

Ms. Wald said the City would not object to a 182-day extension.

Ms. Tell granted a 182-day extension to 9/17/09, during which time no fines would accrue.

Case: CE08042475

Ronald Thomas Spann Revocable Living Trust
533 Northeast 15 Street

This case was first heard on 1/15/09 to comply by 2/12/09. Violations were as noted in the agenda. The property was not complied and the City was requesting imposition of a \$3,400 fine, which would continue to accrue until the property complied.

Ms. Ingrid Gottlieb, Code Enforcement Officer, said she had spoken with the owner and explained the violations to him. When she reinspected the property in January, she determined that new wood had simply been placed over the rotten and termite-eaten wood. There was still no permit for the window, and it did not appear weatherproof, watertight and to code.

Mr. Ronald Spann, owner, said he had received no notice about these violations. He said there was no new window in the building; he had replaced a broken piece of glass and repaired the soffit. He stated the photos presented by Officer Gottlieb were old. Ms. Tell advised him to speak with Officer Gottlieb regarding the violations.

Mr. John Fulcron, manager, said the tenant had informed him in December that he had received certified letters for the landlord, but he had apparently never sent these on to Mr. Spann.

Ms. Tell stated they must determine what still needed to be done on the property.

Ms. Wald said the owner had a P.O. Box listed for the address, and when certified mail was sent to the P.O. Box it was returned, but the property had also been posted with notice, which was sufficient per Chapter 11. Ms. Tell advised Mr. Spann to change the address with the property appraiser's office to ensure he received any future notices. Mr. McKelligett pointed out that all notices were also sent by regular first-class mail.

Upon returning to the case, Officer Gottlieb said she had agreed to a 63-day extension, with the respondent to reappear at that hearing.

Ms. Tell granted a 63-day extension to 5/21/09, during which time no fines would accrue, and ordered the respondent to reappear at that hearing.

Case: CT08110901

Aurora Loan Services LLC
2156 Northeast 62 Street

This case was first heard on 2/5/09 to comply by 2/15/09. Violations were as noted in the agenda. The property was not complied and the City was requesting imposition of a civil penalty of \$200 plus a \$3,100 fine, which would continue to accrue until the property complied.

Mr. Randall St. Germain, bank representative, reported there had been no power to the property, and this had prevented starting up the filter. He said the pool company had been on the property the previous day.

Ms. Stephanie Bass, Code Enforcement Officer, said she had spoken to someone the previous day who admitted the property was not complied. She reminded Ms. Tell that the property was originally cited in November, and she had continued to put mosquito dunks in the pool.

Mr. St. Germain requested an extension and dismissal of the fines. Ms. Tell said fines could not be addressed until the property was complied, and advised Mr. St. Germain to schedule a reinspection with Officer Bass.

Ms. Tell granted a 7-day extension to 3/26/09, during which time no fines would accrue.

Case: CE08041993

Rescheduled from 3/5/09 at owner's request

Bernard Cherisol

1544 Northeast 4 Avenue

This case was first heard on 11/20/08 to comply by 12/18/08 and 1/15/09. Violations and extensions were as noted in the agenda. The property was complied and the City was requesting imposition of a \$5,300 fine.

Ms. Ingrid Gottlieb, Code Enforcement Officer, confirmed that property was complied. She noted that Special Magistrate Flynn had denied a request for an extension in January because the property could have been complied by simply removing posters from the windows and clearing trash from the property.

Mr. Bernard Cherisol, owner, said he had difficulty contacting the inspector; he had left messages on three occasions but she had not replied. Mr. Cherisol said he had removed the posters from the window, but then the tenant had put them back up and Officer Gottlieb had seen them. Officer Gottlieb referred to her photos in the case file, and said photos taken January 13 showed many signs still in the windows. She said there was also still trash on the sidewalk and the parking lot on her reinspection on January 13. Mr. Cherisol insisted there was no trash, only leaves, on the property. He said complying the property had cost him \$7,000, and requested Ms. Tell waive the fine.

Officer Gottlieb said she had visited the property 13 times in this was the third hearing on this case.

Ms. Tell imposed a \$375 fine.

Case: CE08090796
Gauthams Holdings LLC
1565 West Sunrise Boulevard

Ordered to reappear

This case was first heard on 11/16/08 to comply by 11/20/08. Violations and extensions were as noted in the agenda. The property was complied and the City was requesting imposition of a \$3,300 fine.

Ms. Ingrid Gottlieb, Code Enforcement Officer, said the permit was applied for on 1/23/09, and the property was complied on 3/4/09. She said the owner had not requested an extension until the first hearing to impose fines.

Mr. Suresh Ramanathan, owner, said the property was complied a few days after the compliance date. He said he had contacted Officer Gottlieb and explained he was experiencing problems getting the permit. Mr. Ramanathan said it had cost him \$1000 to comply the property.

Ms. Tell imposed a \$375 fine.

The following five cases for the same owner were heard together:

Case: CE08062120
Natchez Resort 1997 Ltd
725 North Fort Lauderdale Beach Boulevard

Request for extension

This case was first heard on 8/7/08 to comply by 11/6/08. Violations and extensions were as noted in the agenda. The property was not complied and the City was requesting imposition of a \$2,050 fine, which would continue to accrue until the property complied.

Mr. Gerald Gerardi, registered agent, said the hotels had been demolished and now they were in the landscaping stage. He explained that the demolition contractor had not pulled the permit for the tree removal. They had since pulled the permits, planted trees, installed sprinkler heads and were working on the ground cover. He requested a 63-day extension.

Mr. Karl Lauridsen, Landscape Inspector, agreed the trees have been planted, but said some areas still needed to be addressed and he wanted to discuss this with Mr. Gerardi. He did not object to the request for a 63-day extension.

Ms. Tell granted a 63-day extension to 5/21/09, during which time no fines would accrue and ordered the respondent to reappear at that hearing.

Case: CE08062127

Request for extension

Natchez Resort 1997 Ltd
735 North Fort Lauderdale Beach Boulevard

This case was first heard on 8/7/08 to comply by 11/6/08. Violations and extensions were as noted in the agenda. The property was not complied and the City was requesting imposition of a \$2,050 fine, which would continue to accrue until the property complied.

Ms. Tell granted a 63-day extension to 5/21/09, during which time no fines would accrue and ordered the respondent to reappear at that hearing.

Case: CE08062130

Request for extension

Natchez Resort 1997 Ltd
734 Breakers Avenue

This case was first heard on 8/7/08 to comply by 11/6/08. Violations and extensions were as noted in the agenda. The property was not complied and the City was requesting imposition of a \$2,050 fine, which would continue to accrue until the property complied.

Ms. Tell granted a 63-day extension to 5/21/09, during which time no fines would accrue and ordered the respondent to reappear at that hearing.

Case: CE08062132

Request for extension

Natchez Resort 1997 Ltd
3109 Vistamar Street

This case was first heard on 8/7/08 to comply by 11/6/08. Violations and extensions were as noted in the agenda. The property was not complied and the City was requesting imposition of a \$2,050 fine, which would continue to accrue until the property complied.

Ms. Tell granted a 63-day extension to 5/21/09, during which time no fines would accrue and ordered the respondent to reappear at that hearing.

Case: CE08062133

Request for extension

Natchez Resort 1997 Ltd
3115 Vistamar Street

This case was first heard on 8/7/08 to comply by 11/6/08. Violations and extensions were as noted in the agenda. The property was not complied and the City was requesting imposition of a \$2,050 fine, which would continue to accrue until the property complied.

Ms. Tell granted a 63-day extension to 5/21/09, during which time no fines would accrue and ordered the respondent to reappear at that hearing.

Case: CE08100026

National City Mortgage Co
1028 Northeast 3 Avenue

This case was first heard on 1/15/09 to comply by 2/19/09. Violations were as noted in the agenda. The property was not complied and the City was requesting imposition of a \$2,700 fine, which would continue to accrue until the property complied.

Mr. Todd Hull, Code Enforcement Officer, said the owner's representative wanted to request a 35-day extension, and he did not object.

Mr. Kenneth Salomone, attorney, requested a 35-day extension.

Ms. Tell granted a 35-day extension to 4/23/09, during which time no fines would accrue.

Case: CE08101005

Request for extension

Danny Lee
215 Southwest 17 Street

This case was first heard on 1/15/09 to comply by 2/5/09. Violations were as noted in the agenda. The property was not complied and fines had accrued to \$1,025, which would continue to accrue until the property complied.

Mr. Dick Eaton, Code Enforcement Officer, said the owner intended to request 63 days and he opposed this because of the owner's inaction regarding compliance. Officer Eaton had told Mr. Lee he would support a 28-day extension, but not a 63-day extension.

Mr. Danny Lee, owner, said he had put the shutters down because vandals had broken into the house. Mr. Lee said he wanted to replace all of the windows, and asked for 60 days to find a contractor. Officer Eaton said if this were the owner's intention he would support a 63-day extension.

Ms. Tell granted a 63-day extension to 5/21/09, during which time no fines would accrue.

Case: CE09021037

Fernando Wytrykusz
1301 Northeast 13 Avenue

Service was via the appearance of the owner at this hearing.

Ms. Tammy Arana, Fire Inspector, testified to the following violation:
NFPA 101 31.3.4.5.1

HARDWIRE SMOKE DETECTORS ARE NOT INSTALLED OUTSIDE EVERY SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOMS AND ON ALL LEVELS OF THE DWELLING UNIT, INCLUDING BASEMENTS.

Inspector Arana said there was no record of any permit being pulled for this property.

Ms. Maria Armendios, owner, said they were renegotiating the loan on the property trying to maintain ownership of it. She said only two of the six units were now rented and requested as much time as possible.

Ms. Tell found in favor of the City and ordered compliance within 42 days, by 4/30/09, or a fine of \$100 per day and ordered the respondent to reappear at that hearing.

Case: CT09010139

Bryon & Deatrice Bartley
2210 Northwest 31 Avenue

Service was via posting on the property on 2/18/09 and at City Hall on 3/5/09.

9-281(b)

THERE ARE SEVERAL UNLICENSED AND/OR INOPERABLE VEHICLES BEING PARKED ON THIS PROPERTY AT DIFFERENT TIMES, INCLUDING BUT NOT LIMITED TO: A WHITE FORD AND A GRAY OLDSMOBILE.

Pursuant to Section 11-19, a Citation Violation Notice dated 1/20/09 had informed the owner that he must comply the violation(s), request an administrative hearing to appeal the citation within 15 days, and/or pay a civil penalty. The property was not complied and the owner had not requested an administrative hearing to appeal the citation or paid the civil penalty. Officer Gottlieb presented a copy of the affidavit of non-compliance, photos of the property and the case file into evidence, requested a finding of fact and recommended ordering compliance within 10 days or a fine of \$100 per day with the right to tow the vehicles. She remarked that at different times there were different vehicles parked on the property without license plates. Ms. Tell described the vehicles on the property in the photographs: a white Ford, a white Ford SUV, a grey Oldsmobile and a red Porsche.

Ms. Tell found in favor of the City and ordered compliance within 10 days or a fine of \$100 per day with the right to tow the white Ford, the white Ford SUV, the grey Oldsmobile and the red Porsche.

Case: CE09011005

Leroy D & Margaret Le Rothe Conklin, Lisa et al
6521 Northwest 34 Avenue

Certified mail sent to the owner was accepted on 2/28/09.

Mr. Sal Viscusi, Code Enforcement Officer, testified to the following violations:
BCZ 39-275(10)(c)

THERE ARE NUMEROUS CAR PARTS AND EQUIPMENT BEING KEPT/STORED OUTSIDE IN THE OPEN ON THIS PROPERTY. THIS PROPERTY IS A SINGLE FAMILY RESIDENCE LOCATED IN THE PALM AIRE WEST RESIDENTIAL SUB-DIVISION. THIS AREA HAS BEEN ANNEXED INTO THE CITY OF FORT LAUDERDALE, BUT IS STILL CURRENTLY UNDER BROWARD COUNTY ZONING REQUIREMENTS

BCZ 39-275(6)(a)

THERE IS OUTDOOR STORAGE PRESENT ON THIS PROPERTY THAT INCLUDES, BUT IS NOT LIMITED TO PLASTIC CONTAINERS, CAR PARTS, TARPS, WOOD DOORS, ETC....

BCZ 39-79(e)

THERE ARE AREAS OF MISSING/BARE LAWN OR GROUND COVER ON THIS PROPERTY.

Complied:

BCZ 39-275(10)(a)

BCZ 39-275(10)(b)

BCZ 39-275(10)(e)

BCZ 39-275(10)(d)

Officer Viscusi stated this case was begun as the result of a complaint. He said he had spoken with Ms. Rothe, who was working diligently to comply the property. Officer Viscusi presented photos of the property and the case file into evidence, requested a finding of fact and recommended ordering compliance with BCZ 39-275(10)(c) and BCZ 39-275(6)(a) within 14 days or a fine of \$25 per day, per violation and with BCZ 39-79(e) within 91 days or a fine of \$25 per day.

Ms. Lisa Rothe, owner, agreed to comply by Officer Viscusi's deadlines.

Ms. Tell found in favor of the City and ordered compliance with BCZ 39-275(10)(c) and BCZ 39-275(6)(a) within 14 days or a fine of \$25 per day, per violation and with BCZ 39-79(e) within 91 days or a fine of \$25 per day.

Case: CE08071281

Luvia B Pierre & John Fanfan
1064 Carolina Avenue

Ordered to reappear

This case was first heard on 12/4/08 to comply by 12/18/08. Violations and extensions were as noted in the agenda. The property was not complied and the City was requesting imposition of a \$4,800 fine, which would continue to accrue until the property complied.

Ms. Aretha Davis, Code Enforcement Officer, said the owner had removed the Green Sierra, and the Ford now appeared to be operational, so she had complied the case on Monday.

Mr. Jacques Pierre, owner, said his wife had been in the hospital for eight years. He confirmed that the Green Sierra had been removed. Officer Davis felt there may have been a communication problem, and Mr. Pierre had not understood what needed to be done. Mr. Pierre said he had not worked since his wife's health problems had begun and asked Ms. Tell to reduce the fine.

Ms. Tell imposed a \$50 fine.

The following two cases for the same owner were heard together:

Case: CE08041380
Markatia Equities Inc
3031 Davie Boulevard

Ordered to reappear

This case was first heard on 9/18/08 to comply by 10/30/08. Violations and extensions were as noted in the agenda. The property was not complied and the City was requesting imposition of a \$3,400 fine, which would continue to accrue until the property complied.

Mr. Mohammed Markatia, owner, said the work was not complete yet and requested an extension. He presented a document from the contractor describing ongoing issues at the property. Mr. Markatia requested 42 days.

Ms. Aretha Davis, Code Enforcement Officer, did not object to the request for a 42-day extension.

Ms. Tell granted a 42-day extension to 4/30/09, during which time no fines would accrue and ordered the respondent to reappear at that hearing.

Case: CE08052113
Markatia Equities Inc
3027 Davie Boulevard

Ordered to reappear

This case was first heard on 9/18/08 to comply by 10/30 and 12/4/08. Violations and extensions were as noted in the agenda. The property was not complied and the City

was requesting imposition of a \$6,800 fine, which would continue to accrue until the property complied.

Ms. Tell granted a 42-day extension to 4/30/09, during which time no fines would accrue and ordered the respondent to reappear at that hearing.

Case: CE09021298

Robert Myers
420 Northeast 14 Street

Certified mail sent to the owner was accepted on 2/27/09.

Ms. Tammy Arana, Fire Inspector, testified to the following violation:
NFPA 101 31.3.4.5.1

HARDWIRE SMOKE DETECTORS ARE NOT INSTALLED OUTSIDE EVERY SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOMS AND ON ALL LEVELS OF THE DWELLING UNIT, INCLUDING BASEMENTS.

Inspector Arana recommended ordering compliance within 60 days.

Mr. Robert Meyers, owner, requested 90 days, stating he was experiencing financial difficulties. Mr. Myers explained he lived in New York now, and Inspector Arana said he could communicate with her via fax.

Ms. Tell found in favor of the City and ordered compliance within 63 days or a fine of \$100 per day.

Case: CE08102226

Stipulated agreement

Martha V Allen
606 Southwest 16 Street

Violation:

9-308(a)

THE ROOF ON THIS HOUSE IS DAMAGED AND IN DISREPAIR WITH MISSING TILES AND PORTIONS COVERED WITH A TARP.

Complied:

9-280(b)

9-306

The City had a stipulated agreement with the owner to comply 9-308(a) within 119 days or a fine of \$25 per day.

Ms. Tell found in favor of the City, approved the stipulated agreement and ordered compliance with 9-308(a) within 119 days or a fine of \$25 per day.

Case: CE08091106

Kathleen M Walsh
1521 Northeast 5 Terrace

Personal service had been made to the owner on 3/16/09.

Mr. Alejandro DelRio, Code Enforcement Officer, testified to the following violation:
9-280(h)(1)

THE FENCE SURROUNDING THE PROPERTY HAS A MISSING
SECTION AND IS IN GENERAL DISREPAIR.

Complied:
18-27(a)

Officer Del Rio said the owner was experiencing serious financial difficulties, but had already pulled the permit. He presented photos of the property and the case file into evidence, requested a finding of fact and recommended ordering compliance with 9-280(h)(1) within 63 days or a fine of \$25 per day.

Ms. Tell found in favor of the City and ordered compliance with 9-280(h)(1) within 63 days or a fine of \$25 per day.

Case: CE08120958

Synergy Investment Group Inc
1251 Southwest 28 Way

Certified mail sent to the owner was accepted on 3/2/09.

Mr. Andre Cross, Code Enforcement Officer, testified to the following violation:
9-280(h)(1)

THE CHAIN LINK FENCE ON THE PROPERTY HAS BENT POST
AND THE ENTRANCE GATE IS BENT WHERE IT CAN'T OPEN
NOR CLOSE PROPERLY.

Officer Cross presented photos of the property and the case file into evidence, requested a finding of fact and recommended ordering compliance within 35 days or a fine of \$50 per day.

Ms. Tell found in favor of the City and ordered compliance within 35 days or a fine of \$50 per day.

Case: CE09010045

American One Inc
801 Southwest 20 Terrace

Service was via posting on the property on 2/25/09 and at City Hall on 3/5/09.

Mr. Andre Cross, Code Enforcement Officer, testified to the following violation:
9-328(b)

THIS BUILDING IS BOARDED WITHOUT FIRST OBTAINING A
BOARD UP CERTIFICATE.

Officer Cross presented photos of the property and the case file into evidence, requested a finding of fact and recommended ordering compliance within 35 days or a fine of \$100 per day.

Ms. Tell found in favor of the City and ordered compliance within 35 days or a fine of \$100 per day.

Case: CE09010317

Dirk Rahim
3811 Southwest 12 Court

Service was via posting on the property on 2/26/09 and at City Hall on 3/5/09.

Mr. Mark Campbell, Code Enforcement Officer, testified to the following violation:
9-328(a)

THIS VACANT BUILDING HAS OPEN OR BROKEN
WINDOWS/DOORS ALLOWING UNAUTHORIZED ACCESS TO THE
INTERIOR.

Officer Campbell presented photos of the property and the case file into evidence, requested a finding of fact and recommended ordering compliance within 10 days or a fine of \$100 per day with the right to board the property.

Ms. Tell found in favor of the City and ordered compliance within 10 days or a fine of \$100 per day with the right to board the property.

Case: CE08110544

Fannie Mae
C/O Wachovia Mortgage Corp
1309 Northwest 4 Avenue

Certified mail sent to the owner was accepted on 3/2/09.

Mr. Todd Hull, Code Enforcement Officer, testified to the following violation:
47-19.5.E.7.

THE WOOD FENCE ON THIS PROPERTY HAS LEANING POSTS
AND IS IN GENERAL DISREPAIR.

Officer Hull presented photos of the property and the case file into evidence, requested a finding of fact and recommended ordering compliance within 14 days or a fine of \$50 per day.

Ms. Tell found in favor of the City and ordered compliance within 14 days or a fine of \$50 per day.

Case: CE08120182

Deutsche Bank National Trust Co Trustee
1106 Northeast 1 Avenue

Certified mail sent to the owner was accepted on 3/2/09.

Mr. Todd Hull, Code Enforcement Officer, testified to the following violation:
9-328(b)

THIS PROPERTY HAS BEEN BOARDED WITHOUT THE
REQUIRED BOARDING CERTIFICATE.

Officer Hull presented photos of the property and the case file into evidence, requested a finding of fact and recommended ordering compliance within 35 days or a fine of \$100 per day.

Ms. Tell found in favor of the City and ordered compliance within 35 days or a fine of \$100 per day.

Case: CE08110838

Jacqueline El Adm
1005 Southeast 6 Street

Service was via posting on the property on 2/20/09 and at City Hall on 3/5/09.

Mr. William Snow, Code Enforcement Officer, testified to the following violations:
9-306

THE EXTERIOR OF THE BUILDING IS NOT MAINTAINED IN
A SECURE AND ATTRACTIVE MANNER. THE PAINTED
EXTERIOR WALLS, FASCIA AND OTHER WOOD COMPONENTS
OF THE BUILDING ARE FADED, STAINED, MILDEWED AND
PEELING. SECTIONS OF THE WOOD FASCIA AND OTHER
WOOD BUILDING COMPONENTS ARE ROTTED AND WATER
DAMAGED. THE PAINTED PLYWOOD THAT IS COVERING THE
DOORS AND WINDOWS ARE FADED AND PEELING. SECTIONS
OF THE EXTERIOR WALLS ARE COVERED WITH DEAD VINES.
SECTIONS OF STUCCO AND A SECTION OF A BUILDING
OVERHANG HAVE FALLEN OFF THE BUILDING. THE CEMENT
EXTERIOR STAIRS AND SECOND FLOOR BALCONY ARE

MILDEWED.

9-328(b)

THE BUILDING IS BOARDED WITHOUT A CURRENT CITY
ISSUED BOARD-UP CERTIFICATE. BOARD-UP CERTIFICATE
01060946 EXPIRED ON 6/14/08.

Complied:

9-307(a)

Officer Snow said the property had been purchased in September and the owner should have been aware of the violations. He understood the owner intended to demolish the property, and had already pulled the first permit. Officer Snow presented photos of the property and the case file into evidence, requested a finding of fact and recommended ordering compliance with 9-306 and 9-328(b) within 28 days or a fine of \$100 per day, per violation.

Ms. Tell found in favor of the City and ordered compliance with 9-306 and 9-328(b) within 28 days or a fine of \$100 per day, per violation.

Case: CE08091241

Aida Investments Inc
323 Southwest 6 Street

Certified mail sent to the owner was accepted on 3/2/09 and certified mail sent to the registered agent was accepted on 3/2/09.

Mr. William Snow, Code Enforcement Officer, testified to the following violation:

9-306

THE EXTERIOR OF THE BUILDING IS NOT MAINTAINED.
THE PAINTED WOOD FASCIA IS PEELING OR FADED.

Complied:

47-20.20.H.

9-280(g)

18-27(a)

47-22.6.F.

Officer Snow presented photos of the property and the case file into evidence, requested a finding of fact and recommended ordering compliance with 9-306 within 28 days or a fine of \$50 per day.

Ms. Tell found in favor of the City and ordered compliance with 9-306 within 28 days or a fine of \$50 per day.

Case: CE08110612

Secretary Of Housing & Urban Dev
C/O National Home Mgmt Solutions LLC

4500 Northwest 12 Avenue

Certified mail sent to the owner was accepted on 3/4/09.

Mr. Sal Viscusi, Code Enforcement Officer, testified to the following violations:
18-1

THERE IS A POOL IN THE REAR YARD OF THIS VACANT/UNOCCUPIED PROPERTY THAT HAS AN ACCUMULATION OF GREEN/STAGNANT WATER. IN ITS CURRENT CONDITION THE POOL ON THIS PROPERTY IS UNSANITARY, UNSIGHTLY, AND MAY FURNISH A BREEDING GROUND FOR MOSQUITOES. IN THIS CONDITION THE POOL ALSO POSES A THREAT TO THE HEALTH, SAFETY AND WELFARE TO THE SURROUNDING PROPERTIES AND TO THE COMMUNITY AS A WHOLE.

9-280(b)

THERE ARE DAMAGED, MISSING, BROKEN, ROTTING SOFFITS, FASCIA BOARDS, DOORS AND WINDOWS ON THE VACANT/UNOCCUPIED HOME ON THIS PROPERTY.

9-328(b)

THERE ARE NUMEROUS BOARDED-UP WINDOWS/DOORS ON THIS VACANT/UNOCCUPIED HOME ON THIS PROPERTY, THAT HAVE BEEN BOARDED-UP WITHOUT FIRST OBTAINING A BOARD-UP CERTIFICATE FROM THE CITY OF FORT LAUDERDALE.

Complied:

9-280(h)(1)

Officer Viscusi explained that the property had recently been sold to HUD and National Home Management, who had boarded the property according to HUD requirements, but not to City requirements. Officer Viscusi presented photos of the property and the case file into evidence, requested a finding of fact and recommended ordering compliance with 18-1 within 10 days or a fine of \$100 per day and with 9-280(b) and 9-328(b) within 35 days or a fine of \$25 per day, per violation.

Ms. Tell disclosed that she had received a student fellowship from the Department of Housing and Urban Development over 25 years ago.

Ms. Tell found in favor of the City and ordered compliance with 18-1 within 10 days or a fine of \$100 per day and with 9-280(b) and 9-328(b) within 35 days or a fine of \$25 per day, per violation.

Case: CE08102164
Best Buy Repos Inc
735 West Broward Boulevard

Stipulated agreement

Violations:

47-20.20.H.

THERE IS A PARKING LOT ON THIS COMMERCIAL PROPERTY, ZONED B-1, IN NEED OF RESURFACE AND RE-STRIPING. WHEEL STOPS MISSING.

47-22.6.F.

THERE IS A POLE SIGN IN DISREPAIR, ONE FACE IS MISSING. NEW BUSINESS OWNER.

The City had a stipulated agreement with the owner to comply within 91 days or a fine of \$50 per day, per violation.

Ms. Tell found in favor of the City, approved the stipulated agreement and ordered compliance within 91 days or a fine of \$50 per day.

Case: CE08102292

Stipulated agreement

Robert L, Kenneth J & Sara E Vathauer
801 Northwest 1 Street

Violations:

47-19.9.A.2.a.

THERE IS OUTDOOR STORAGE OF GOODS AND MATERIALS IN THE REAR OF THE PROPERTY THAT IS NOT SCREENED FROM ABUTTING RESIDENTIAL PROPERTY AND/OR ALL PUBLIC RIGHT-OF-WAY BY A WALL IN ACCORDANCE WITH THE REQUIREMENTS OF SECTION 47-19.5.

47-22.9.

THERE ARE NO PERMITTED WALL SIGNS ATTACHED TO WALL AT THE 805 SHOP.

Complied:

47-20.20.H.

9-306

The City had a stipulated agreement with the owner to comply 47-19.9.A.2.a. and 47-22.9. within 63 days or a fine of \$100 per day, per violation.

Ms. Tell found in favor of the City, approved the stipulated agreement and ordered compliance with 47-19.9.A.2.a. and 47-22.9. within 63 days or a fine of \$100 per day, per violation.

Case: CE08120461

Stipulated agreement

Ira L Sr & Ira Lee Jr Butler
537 Northwest 15 Way

Violations:

9-306

THERE IS ROTTEN AND UNPAINTED FASCIA BOARDS.

9-308(a)

THE ROOF IS IN DISREPAIR AND COVERED WITH A BLUE
TARPAULIN.

The City had a stipulated agreement with the owner to comply within 63 days or a fine of \$25 per day, per violation.

Ms. Tell found in favor of the City, approved the stipulated agreement and ordered compliance within 63 days or a fine of \$25 per day, per violation.

Case: CE09010943

John & Rosa Bermudez
601 Southwest 22 Terrace

Certified mail sent to the owner was accepted on 3/12/09.

Ms. Aretha Davis, Code Enforcement Officer, testified to the following violation:

9-328(b)

THERE ARE BOARDED WINDOWS AND OTHER OPENINGS AT
THIS VACANT PROPERTY WITHOUT HAVING OBTAINED THE
REQUIRED BOARD UP PERMIT AND SUBSEQUENT BOARD UP
CERTIFICATE.

Officer Davis presented photos of the property and the case file into evidence, requested a finding of fact and recommended ordering compliance within 14 days or a fine of \$100 per day.

Ms. Tell found in favor of the City and ordered compliance within 14 days or a fine of \$100 per day.

Case: CE09010578

Marie Bissainthe
130 Florida Avenue

Service was via posting on the property on 2/13/09 and at City Hall on 3/5/09.

Ms. Aretha Davis, Code Enforcement Officer, testified to the following violations:

9-279(e)

KITCHEN SINK, BATHROOM SINK AND SHOWER ARE WITHOUT
HOT AND COLD WATER AT THIS OCCUPIED PROPERTY BEING
THAT THE WATER AND SEWER ACCOUNT HAS BEEN
DISCONNECTED DUE TO NON-PAYMENT.

9-279(f)

THE PLUMBING AT THIS OCCUPIED PROPERTY IS NOT CONNECTED TO THE CITY WATER AND SEWER AS THE WATER METER HAS BEEN REMOVED AS A RESULT OF NON-PAYMENT.

Officer Davis presented photos of the property and the case file into evidence, requested a finding of fact and recommended ordering compliance within 21 days, or a fine of \$25 per day, per violation.

Ms. Tell found in favor of the City and ordered compliance within 21 days, or a fine of \$25 per day, per violation.

Case: CE08121343

Lakeisha Graham & Betty Dowing
2811 Northwest 21 Court

Service was via posting on the property on 2/26/09 and at City Hall on 3/5/09.

Ms. Ingrid Gottlieb, Code Enforcement Officer, testified to the following violations:
9-280(b)

THERE IS A MISSING WINDOW ON A DOOR IN THE REAR OF THE HOUSE. THE CENTRAL AIR CONDITIONING UNIT HAS BEEN REMOVED, LEAVING OPEN AREAS IN THE WALL. THE CEILING IN THE BATHROOM HAS BEEN BROKEN AND PARTIALLY REMOVED, LEAVING IT EXPOSED TO THE ATTIC AREA.

9-280(g)

THE AIR CONDITIONING UNIT HAS BEEN REMOVED, AND THERE IS EXPOSED WIRING REMAINING.

9-280(h)(1)

THE WOOD FENCE ON THE PROPERTY HAS BEEN REMOVED, LEAVING ONLY POSTS REMAINING.

Officer Gottlieb presented photos of the property and the case file into evidence, requested a finding of fact and recommended ordering compliance within 4 weeks or a fine of \$50 per day, per violation.

Ms. Tell found in favor of the City and ordered compliance within 4 weeks or a fine of \$50 per day, per violation.

Case: CE08121520

Robert G & Joy Kruger
2200 Northwest 20 Street

Certified mail sent to the owner was accepted on 2/28/09.

Ms. Ingrid Gottlieb, Code Enforcement Officer, testified to the following violations:
9-280(b)

THERE ARE BROKEN WINDOWS ON THE STRUCTURE, AND SOME GLASS PANES HAVE BEEN REPLACED WITH PLEXIGLAS. THERE ARE HOLES IN SOME WALLS INSIDE THE STRUCTURE. THE DOOR FRAME ON THE FRONT DOOR IS BROKEN.

9-280(g)

THE STOVE IS NOT IN SAFE, WORKING CONDITION. ONE HEATING ELEMENT CAUGHT ON FIRE, AND THERE IS ONLY ONE WORKING ELEMENT.

9-280(h)(1)

THE CHAIN LINK FENCE IN DISREPAIR.

Complied:

9-280(f)

9-279(e)

Officer Gottlieb presented photos of the property and the case file into evidence, requested a finding of fact and recommended ordering compliance with 9-280(b), 9-280(g) and 9-280(h)(1) within 28 days or a fine of \$50 per day, per violation.

Ms. Tell found in favor of the City and ordered compliance with 9-280(b), 9-280(g) and 9-280(h)(1) within 28 days or a fine of \$50 per day, per violation.

Case: CE08101508

Rufus & Carolyn Terry
1621 Northwest 18 Avenue

Service was via posting on the property on 2/26/09 and at City Hall on 3/5/09.

Ms. Wanda Sappington, Code Enforcement Officer, testified to the following violation:
9-328(b)

THIS PROPERTY HAS BEEN BOARDED WITHOUT THE REQUIRED BOARDING CERTIFICATE.

Officer Sappington presented photos of the property and the case file into evidence, requested a finding of fact and recommended ordering compliance within 35 days or a fine of \$100 per day.

Ms. Tell found in favor of the City and ordered compliance within 35 days or a fine of \$100 per day.

Case: CE08110689

Lasalle Bank National Association Trustee
1625 Northwest 6 Place

Certified mail sent to the owner was accepted on 3/5/09.

Ms. Wanda Sappington, Code Enforcement Officer, testified to the following violation:
47-21.6 L.

ALL UNDEVELOPED PORTIONS OF A PARCEL OF
LAND SHALL BE LEFT UNDISTURBED OR PLANTED WITH
GROUND COVER OR LAWN SO AS TO LEAVE NO EXPOSED
SOIL IN ORDER TO PREVENT DUST OR SOIL EROSION.

Officer Sappington explained that the home had been demolished, but the property had not been covered with sod. She presented photos of the property and the case file into evidence, requested a finding of fact and recommended ordering compliance within 35 days or a fine of \$25 per day.

Ms. Tell found in favor of the City and ordered compliance within 35 days or a fine of \$25 per day.

Case: CE08121094

Citimortgage Inc C/O Citifinancial Mortgage
1700 Northwest 13 Court

Certified mail sent to the owner was accepted on 2/27/09.

Ms. Wanda Sappington, Code Enforcement Officer, testified to the following violation:
47-21.6 L.

ALL UNDEVELOPED PORTIONS OF A PARCEL OF
LAND SHALL BE LEFT UNDISTURBED OR PLANTED WITH
GROUND COVER OR LAWN SO AS TO LEAVE NO EXPOSED
SOIL IN ORDER TO PREVENT DUST OR SOIL EROSION.

Officer Sappington explained that the home had been demolished, but the property had not been covered with sod. She presented photos of the property and the case file into evidence, requested a finding of fact and recommended ordering compliance within 35 days or a fine of \$25 per day.

Ms. Tell found in favor of the City and ordered compliance within 35 days or a fine of \$25 per day.

Case: CE08110359

Fabian Briosso
1778 Lauderdale Manors Drive

Service was via posting on the property on 2/26/09 and at City Hall on 3/5/09.

Ms. Wanda Sappington, Code Enforcement Officer, testified to the following violation:

9-328(b)

THIS PROPERTY HAS BEEN BOARDED WITHOUT THE
REQUIRED BOARDING CERTIFICATE.

Officer Sappington presented photos of the property and the case file into evidence, requested a finding of fact and recommended ordering compliance within 35 days or a fine of \$100 per day.

Ms. Tell found in favor of the City and ordered compliance within 35 days or a fine of \$100 per day.

Case: CE09010410

1733 Northwest 18 Street
US Bank National Association

Certified mail sent to the owner was accepted on 3/2/09.

Ms. Wanda Sappington, Code Enforcement Officer, testified to the following violation:
9-328(b)

THIS PROPERTY HAS BEEN BOARDED WITHOUT THE
REQUIRED BOARDING CERTIFICATE.

Officer Sappington presented photos of the property and the case file into evidence, requested a finding of fact and recommended ordering compliance within 35 days or a fine of \$100 per day.

Ms. Tell found in favor of the City and ordered compliance within 35 days or a fine of \$100 per day.

Case: CE09020875

Yolanda E Littles
1235 Northwest 18 Avenue

Certified mail sent to the owner was accepted on 3/4/09.

Ms. Wanda Sappington, Code Enforcement Officer, testified to the following violation:
9-328(a)

THE BUILDING ON THIS PROPERTY IS VACANT WITH
BROKEN OR MISSING DOORS, WINDOWS, OR OTHER
OPENINGS ALLOWING UNAUTHORIZED ACCESS TO THE
INTERIOR.

Officer Sappington presented photos of the property and the case file into evidence, requested a finding of fact and recommended ordering compliance within 10 days or a fine of \$100 per day with the right to board the property.

Ms. Tell found in favor of the City and ordered compliance within 10 days or a fine of \$100 per day with the right to board the property.

Case: CE09020894

U S Bank National Association
C/O America Servicing Company
1619 Northwest 6 Place

Certified mail sent to the owner was accepted on 3/5/09.

Ms. Wanda Sappington, Code Enforcement Officer, testified to the following violation:
9-328(a)

THE BUILDING ON THIS PROPERTY IS VACANT WITH
BROKEN OR MISSING DOORS, WINDOWS, OR OTHER
OPENINGS ALLOWING UNAUTHORIZED ACCESS TO THE
INTERIOR.

Officer Sappington presented photos of the property and the case file into evidence, requested a finding of fact and recommended ordering compliance within 10 days or a fine of \$100 per day with the right to board the property.

Ms. Tell found in favor of the City and ordered compliance within 10 days or a fine of \$100 per day with the right to board the property.

Case: CE09011221

Shay Sasson
1313 Northwest 14 Court

Service was via posting on the property on 2/27/09 and at City Hall on 3/5/09.

Ms. Wanda Sappington, Code Enforcement Officer, testified to the following violation:
9-328(b)

THIS PROPERTY HAS BEEN BOARDED WITHOUT THE
REQUIRED BOARDING CERTIFICATE.

Officer Sappington presented photos of the property and the case file into evidence, requested a finding of fact and recommended ordering compliance within 35 days or a fine of \$100 per day.

Ms. Tell found in favor of the City and ordered compliance within 35 days or a fine of \$100 per day.

Case: CE08121472

Thomas & Angela Pinkney
908 Southwest 15 Terrace

Service was via posting on the property on 2/20/09 and at City Hall on 3/5/09.

Ms. Tammy Arana, Fire Inspector, testified to the following violation:

NFPA 1:13.6.6.8.3.1 out

THE FIRE EXTINGUISHER(S) HAS/HAVE NOT BEEN SERVICED AND
TAGGED BY A STATE LICENSED COMPANY WITHIN THE PAST 12
MONTHS.

Inspector Arana said she visited property several times and had recently learned the property was in foreclosure. She recommended ordering compliance within 10 days or a fine of \$100 per day.

Ms. Tell found in favor of the City and ordered compliance within 10 days or a fine of \$100 per day.

Case: CE09021243

Edward Mero & Diane Secor
1009 Northeast 17 Court

Certified mail sent to the owner was accepted on 2/27/09.

Ms. Tammy Arana, Fire Inspector, testified to the following violation:

NFPA 101 31.3.4.5.1

HARDWARE SMOKE DETECTORS ARE NOT INSTALLED OUTSIDE EVERY
SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOMS AND
ON ALL LEVELS OF THE DWELLING UNIT, INCLUDING BASEMENTS.

Complied:

NFPA 1:13.6.6.8.3.1

Inspector Arana said the owner was working diligently to comply. She recommended ordering compliance with NFPA 101 31.3.4.5.1 within 63 days or a fine of \$100 per day.

Ms. Tell found in favor of the City and ordered compliance with NFPA 101 31.3.4.5.1 within 63 days or a fine of \$100 per day.

Case: CT08121217

Paisa Contracting
2319 Sea Island Drive

Service was via posting on the property on 2/24/09 and at City Hall on 3/5/09.

This was a request to vacate the order dated 2/19/09 and to rehear the case.

Ms. Tell vacated the order dated 2/19/09.

Violation:
18-1 complied-not paid

Pursuant to Section 11-19, a Citation Violation Notice had informed the owner that he must comply the violation(s), request an administrative hearing to appeal the citation within 15 days, and/or pay a civil penalty. The property was complied, but the owner had not requested an administrative hearing to appeal the citation or paid the civil penalty. The City was requesting imposition of a civil penalty in the amount of \$200.

Ms. Tell imposed the \$200 civil penalty.

Case: CT08121749

Jose A & Lizette M Barreto
1235 Cordova Road

Service was via posting on the property on 2/18/09 and at City Hall on 3/5/09.

Violation:
18-27(a) complied-not paid

Pursuant to Section 11-19, a Citation Violation Notice had informed the owner that he must comply the violation(s), request an administrative hearing to appeal the citation within 15 days, and/or pay a civil penalty. The property was complied, but the owner had not requested an administrative hearing to appeal the citation or paid the civil penalty. The City was requesting imposition of a civil penalty in the amount of \$200.

Ms. Tell imposed the \$200 civil penalty.

Case: CT09010203

Mark & Vonetta Dixon
1749 Northwest 18 Street

Service was via posting on the property on 2/26/09 and at City Hall on 3/5/09.

Violation:
18-27(a)

THERE IS TRASH, RUBBISH, AND DEBRIS SCATTERED
ABOUT THIS PROPERTY.

Pursuant to Section 11-19, a Citation Violation Notice dated 1/27/09 had informed the owner that he must comply the violation(s), request an administrative hearing to appeal the citation within 15 days, and/or pay a civil penalty. The property was not complied and the owner had not requested an administrative hearing to appeal the citation or paid the civil penalty. Officer Sappington presented a copy of the affidavit of non-compliance, photos of the property and the case file into evidence, requested a finding

of fact and recommended ordering compliance within 14 days or a fine of \$25 per day with the right to remove the trash from the property.

Ms. Tell found in favor of the City and ordered compliance within 14 days or a fine of \$25 per day with the right to remove the trash from the property.

Case: CT08102090

Antonio Benevides
6980 Northwest 29 Way

Certified mail sent to the owner was accepted on 2/19/09.

Violation:

18-27(a) complied-not paid

Pursuant to Section 11-19, a Citation Violation Notice had informed the owner that he must comply the violation(s), request an administrative hearing to appeal the citation within 15 days, and/or pay a civil penalty. The property was complied, but the owner had not requested an administrative hearing to appeal the citation or paid the civil penalty. Officer Viscusi presented a copy of the affidavit of non-compliance, photos of the property and the case file into evidence and requested imposition of a civil penalty in the amount of \$200.

Ms. Tell imposed the \$200 civil penalty.

Case: CT09010822

Clonise C & Dubuisson Francois
3924 Southwest 14 Street

Certified mail sent to the owner was accepted on 2/21/09.

Violation:

18-27(a)

THERE IS RUBBISH, TRASH AND DEBRIS SCATTERED ALL
AROUND THE PROPERTY AND SWALE AREA, INCLUDING BUT
NOT LIMITED TO YARD WASTE, TIRES, AND METAL TANKS.

Pursuant to Section 11-19, a Citation Violation Notice dated 1/21/09 had informed the owner that he must comply the violation(s), request an administrative hearing to appeal the citation within 15 days, and/or pay a civil penalty. The property was not complied and the owner had not requested an administrative hearing to appeal the citation or paid the civil penalty. Officer Campbell presented a copy of the affidavit of non-compliance, photos of the property and the case file into evidence, requested a finding of fact and recommended ordering compliance within 14 days or a fine of \$50 per day with the right to mow and clear the property.

Ms. Tell found in favor of the City and ordered compliance within 14 days or a fine of \$50 per day with the right to mow and clear the property.

Case: CT09011557

Regions Bank
C/O Ben-Zera & Katz Pa
3751 Southwest 23 Street

Certified mail sent to the owner was accepted on 2/20/09.

Violation:
18-1

THE POOL ON THIS PROPERTY HAS GREEN STAGNANT WATER WHICH IS OR MAY REASONABLY BECOME INFESTED WITH MOSQUITOES AND IS ENDANGERING THE PUBLIC HEALTH, SAFETY AND WELFARE.

Pursuant to Section 11-19, a Citation Violation Notice dated 1/28/09 had informed the owner that he must comply the violation(s), request an administrative hearing to appeal the citation within 15 days, and/or pay a civil penalty. The property was not complied and the owner had not requested an administrative hearing to appeal the citation or paid the civil penalty. Officer Campbell presented a copy of the affidavit of non-compliance, photos of the property and the case file into evidence, requested a finding of fact and recommended ordering compliance within 14 days or a fine of \$200 per day.

Ms. Tell found in favor of the City and ordered compliance within 14 days or a fine of \$200 per day.

Case: CT08101604

Delta Asset Management LLC/ Amy Lalonde
1335 Seminole Drive

Certified mail sent to the owner was accepted on 2/19/09.

Violation:
18-27(a) complied-not paid

Pursuant to Section 11-19, a Citation Violation Notice had informed the owner that he must comply the violation(s), request an administrative hearing to appeal the citation within 15 days, and/or pay a civil penalty. The property was complied, but the owner had not requested an administrative hearing to appeal the citation or paid the civil penalty. The City was requesting imposition of a civil penalty in the amount of \$200.

Ms. Tell imposed the \$200 civil penalty.

Case: CT08102022

John M Smoak & Tasha Rivera
1231 Northeast 14 Avenue

Service was via posting on the property on 2/20/09 and at City Hall on 3/5/09.

Violation:
18-27(a) complied-not paid

Pursuant to Section 11-19, a Citation Violation Notice had informed the owner that he must comply the violation(s), request an administrative hearing to appeal the citation within 15 days, and/or pay a civil penalty. The property was complied, but the owner had not requested an administrative hearing to appeal the citation or paid the civil penalty. The City was requesting imposition of a civil penalty in the amount of \$200.

Ms. Tell imposed the \$200 civil penalty.

Case: CT09010351

Jacqueline Cantave
2124 Northeast 15 Street

Service was via posting on the property on 2/20/09 and at City Hall on 3/5/09.

Violation:
18-27(a) complied-not paid

Pursuant to Section 11-19, a Citation Violation Notice had informed the owner that he must comply the violation(s), request an administrative hearing to appeal the citation within 15 days, and/or pay a civil penalty. The property was complied, but the owner had not requested an administrative hearing to appeal the citation or paid the civil penalty. The City was requesting imposition of a civil penalty in the amount of \$200.

Ms. Tell imposed the \$200 civil penalty.

Case: CT08101904

John Dokimos & Middle River Oasis LLC
519 Antioch Avenue

Certified mail sent to the owner was accepted on 2/20/09.

This was a request to vacate the order dated 12/18/08 and rehear the case.

Ms. Tell vacated the order dated 12/18/08.

Violation:

9-281(b) complied-not paid

Pursuant to Section 11-19, a Citation Violation Notice had informed the owner that he must comply the violation(s), request an administrative hearing to appeal the citation within 15 days, and/or pay a civil penalty. The property was complied, but the owner had not requested an administrative hearing to appeal the citation or paid the civil penalty. The City was requesting imposition of a civil penalty in the amount of \$150.

Ms. Tell imposed the \$150 civil penalty.

Case: CT09010074

Miniaci Enterprises
209 S Ft. Lauderdale Beach Boulevard

Certified mail sent to the owner was accepted on 2/25/09 and certified mail sent to the registered agent was accepted on 2/26/09.

Violation:

47-19.9.A. complied-not paid

Pursuant to Section 11-19, a Citation Violation Notice had informed the owner that he must comply the violation(s), request an administrative hearing to appeal the citation within 15 days, and/or pay a civil penalty. The property was complied, but the owner had not requested an administrative hearing to appeal the citation or paid the civil penalty. The City was requesting imposition of a civil penalty in the amount of \$150.

Ms. Tell imposed the \$150 civil penalty.

Case: CT09011359

Steele Oceanside Property Inc
3001 Southeast 5 Street

Certified mail sent to the owner was accepted on 2/20/09.

Violation:

9-306

THE EXTERIOR OF THE STRUCTURE IS NOT BEING
MAINTAINED. THERE IS GRAFFITI ON THE PROPERTY,
SPECIFICALLY ON ONE PARKING LOT SIGN POLE AND ON
ONE BACK DOOR.

Pursuant to Section 11-19, a Citation Violation Notice dated 1/29/09 had informed the owner that he must comply the violation(s), request an administrative hearing to appeal the citation within 15 days, and/or pay a civil penalty. The property was not complied and the owner had not requested an administrative hearing to appeal the citation or paid

the civil penalty. Officer Sotolongo presented a copy of the affidavit of non-compliance, photos of the property and the case file into evidence, requested a finding of fact and recommended ordering compliance within 10 days or a fine of \$50 per day.

Ms. Tell found in favor of the City and ordered compliance within 10 days or a fine of \$50 per day.

The following two cases for the same owner were heard together:

Case: CT09010177

Enclave At The Oaks Townhomes LLC
460 Southwest 20 Avenue

Service was via posting on the property on 2/23/09 and at City Hall on 3/5/09.

Violation:

18-27(a) paid - not complied

THERE IS TRASH, RUBBISH AND DEBRIS SCATTERED ABOUT THE PROPERTY INCLUDING BUT NOT LIMITED TO TREE DEBRIS AND PAPERS. THE VACANT PROPERTY HAS BECOME OVERGROWN (INCLUDING THE SWALE) AND HAS NOT BEEN MAINTAINED.

Pursuant to Section 11-19, a Citation Violation Notice dated 1/6/09 had informed the owner that he must comply the violation(s), request an administrative hearing to appeal the citation within 15 days, and/or pay a civil penalty. The property was not complied and the owner had not requested an administrative hearing to appeal the citation or paid the civil penalty. Officer Cross presented a copy of the affidavit of non-compliance, photos of the property and the case file into evidence, requested a finding of fact and recommended ordering compliance within 14 days or a fine of \$50 per day with the right to remove the trash from the property.

Ms. Tell found in favor of the City and ordered compliance within 14 days or a fine of \$50 per day with the right to remove the trash from the property.

Case: CT09010179

Enclave At The Oaks Townhomes LLC
502 Southwest 20 Avenue

Service was via posting on the property on 2/23/09 and at City Hall on 3/5/09.

Violation:

18-27(a) Paid - Not Complied

THERE IS TRASH, RUBBISH AND DEBRIS SCATTERED ABOUT THE VACANT PROPERTY INCLUDING BUT NOT LIMITED TO

TREE DEBRIS AND PAPERS. THE PROPERTY HAS BECOME OVERGROWN (INCLUDING THE SWALE) AND HAS NOT BEEN MAINTAINED.

Pursuant to Section 11-19, a Citation Violation Notice dated 1/6/09 had informed the owner that he must comply the violation(s), request an administrative hearing to appeal the citation within 15 days, and/or pay a civil penalty. The property was not complied and the owner had not requested an administrative hearing to appeal the citation or paid the civil penalty. Officer Cross presented a copy of the affidavit of non-compliance, photos of the property and the case file into evidence, requested a finding of fact and recommended ordering compliance within 14 days or a fine of \$50 per day with the right to remove the trash from the property.

Ms. Tell found in favor of the City and ordered compliance within 14 days or a fine of \$50 per day with the right to remove the trash from the property.

Case: CT0901117

American One Inc
1904 Southwest 10 Court

Service was via posting on the property on 2/23/09 and at City Hall on 3/5/09.

Violation:

18-27(a) complied-not paid

Pursuant to Section 11-19, a Citation Violation Notice had informed the owner that he must comply the violation(s), request an administrative hearing to appeal the citation within 15 days, and/or pay a civil penalty. The property was complied, but the owner had not requested an administrative hearing to appeal the citation or paid the civil penalty. The City was requesting imposition of a civil penalty in the amount of \$200.

Ms. Tell imposed the \$200 civil penalty.

Case: CT09010851

Janie B Whitfield
2837 Southwest 3 Street

Certified mail sent to the owner was accepted on 2/28/09.

Violation:

9-281(b) Complied, not paid

Pursuant to Section 11-19, a Citation Violation Notice had informed the owner that he must comply the violation(s), request an administrative hearing to appeal the citation within 15 days, and/or pay a civil penalty. The property was complied on 3/18/09, but

the owner had not requested an administrative hearing to appeal the citation or paid the civil penalty. The City was requesting imposition of a civil penalty in the amount of \$150. Officer Davis presented a copy of the affidavit of non-compliance, photos of the property and the case file into evidence

Ms. Tell imposed the \$150 civil penalty.

Case: CT09010995

Lydia A Haynes
220 Carolina Avenue

Service was via posting on the property on 2/2/09 and at City Hall on 3/5/09.

Violation:
18-27(a)

THERE IS RUBBISH, TRASH, AND DEBRIS SCATTERED ON
THE GROUND OF THIS VACANT PROPERTY.

Pursuant to Section 11-19, a Citation Violation Notice dated 1/29/09 had informed the owner that he must comply the violation(s), request an administrative hearing to appeal the citation within 15 days, and/or pay a civil penalty. The property was not complied and the owner had not requested an administrative hearing to appeal the citation or paid the civil penalty. Officer Davis presented a copy of the affidavit of non-compliance, photos of the property and the case file into evidence, requested a finding of fact and recommended ordering compliance within 10 days or a fine of \$25 per day with the right to remove the trash from the property.

Ms. Tell found in favor of the City and ordered compliance within 10 days or a fine of \$25 per day with the right to remove the trash from the property.

Case: CT09011043

Michael E & Christina A Kimling
3000 Northeast 39 Street

Certified mail sent to the owner was accepted on 2/19/09.

Violation:
18-27(a)

THE PROPERTY HAS BECOME OVERGROWN (INCLUDING THE
SWALE) AND THERE IS TRASH AND DEBRIS INCLUDING BUT
NOT LIMITED TO DEAD PALM LEAVES SCATTERED ABOUT
THE PROPERTY.

Pursuant to Section 11-19, a Citation Violation Notice dated 1/23/09 had informed the owner that he must comply the violation(s), request an administrative hearing to appeal

the citation within 15 days, and/or pay a civil penalty. The property was not complied and the owner had not requested an administrative hearing to appeal the citation or paid the civil penalty. Officer Bass presented a copy of the affidavit of non-compliance, photos of the property and the case file into evidence, requested a finding of fact and recommended ordering compliance within 14 days or a fine of \$50 per day with the right to remove trash from the property.

Ms. Tell found in favor of the City and ordered compliance within 14 days or a fine of \$50 per day with the right to mow and remove trash from the property.

Case: CT09011046

First Franklin Mortgage Trust/LaSalle Bank NA
2148 Northeast 62 Street

Certified mail sent to the owner was accepted on 2/26/09.

Violation:

18-27(a) Complied-Not Paid

Pursuant to Section 11-19, a Citation Violation Notice had informed the owner that he must comply the violation(s), request an administrative hearing to appeal the citation within 15 days, and/or pay a civil penalty. The property was complied, but the owner had not requested an administrative hearing to appeal the citation or paid the civil penalty. The City was requesting imposition of a civil penalty in the amount of \$200.

Ms. Tell imposed the \$200 civil penalty.

Case: CT08102075

Tanya Cielo
1418 Northeast 57 Place

Service was via posting on the property on 2/23/09 and at City Hall on 3/5/09.

Violation:

18-27(a) complied-not paid

Pursuant to Section 11-19, a Citation Violation Notice had informed the owner that he must comply the violation(s), request an administrative hearing to appeal the citation within 15 days, and/or pay a civil penalty. The property was complied, but the owner had not requested an administrative hearing to appeal the citation or paid the civil penalty. The City was requesting imposition of a civil penalty in the amount of \$200.

Ms. Tell imposed the \$200 civil penalty.

Case: CE08070678

Flagler Place LLC
115 Northwest 6 Street

This case was first heard on 11/6/08 to comply by 12/4/08 and 2/5/09. Violations were as noted in the agenda. The property was not complied and the City was requesting imposition of a \$4,100 fine, which would continue to accrue until the property complied.

Ms. Tell imposed the \$4,100 fine, which would continue to accrue until the property complied.

Case: CE08070737

Flagler Place LLC
616 Northwest 2 Avenue

This case was first heard on 11/6/08 to comply by 11/20/08 and 2/5/09. Violations were as noted in the agenda. The property was not complied and the City was requesting imposition of a \$13,425 fine, which would continue to accrue until the property complied.

Ms. Tell imposed the \$13,425 fine, which would continue to accrue until the property complied.

Case: CE08081864

Obed Samuel & Eulalee Weathers
1000 Northwest 14 Court

This case was first heard on 12/4/08 to comply by 12/18/08. Violations were as noted in the agenda. The property was complied and the City was requesting imposition of a \$250 fine plus \$721.22 in cleanup costs for a total of \$971.22

Ms. Tell imposed \$971.22 in fines and costs.

Case: CE08082021

Chrismonne Francois
1616 Northwest 8 Avenue

This case was first heard on 12/18/08 to comply by 2/5/09. Violations were as noted in the agenda. The property was not complied and the City was requesting imposition of a \$1,025 fine, which would continue to accrue until the property complied.

Ms. Tell imposed the \$1,025 fine, which would continue to accrue until the property complied.

Case: CE08100084

Wesley E Stevens
2118 Southwest 37 Terrace

This case was first heard on 12/18/08 to comply by 12/18/08 and 1/1/09. Violations were as noted in the agenda. The property was not complied and the City was requesting imposition of a \$8,900 fine, which would continue to accrue until the property complied.

Ms. Tell imposed the \$8,900 fine, which would continue to accrue until the property complied.

Case: CE08101486

Finn Villas Condo Association Inc
4321 Northeast 21 Avenue

This case was first heard on 12/4/08 to comply by 2/5/09. Violations were as noted in the agenda. The property was not complied and the City was requesting imposition of a \$10,250 fine, which would continue to accrue until the property complied.

Ms. Tell imposed the \$10,250 fine, which would continue to accrue until the property complied.

Case: CE08101499

Karen Corporation
2724 Northeast 32 Street

This case was first heard on 12/4/08 to comply by 2/5/09. Violations were as noted in the agenda. The property was not complied and the City was requesting imposition of a \$10,250 fine, which would continue to accrue until the property complied.

Ms. Tell imposed the \$10,250 fine, which would continue to accrue until the property complied.

Case: CT08111073

David Dipuglia
700 Southeast 22 Street

This case was first heard on 2/5/09 to comply by 2/19/09.

Violation:

9-304(b) complied 2/18/09 – not paid

Pursuant to Section 11-19, a Citation Violation Notice had informed the owner that he must comply the violation(s), request an administrative hearing to appeal the citation

within 15 days, and/or pay a civil penalty. The property was complied, but the owner had not requested an administrative hearing to appeal the citation or paid the civil penalty. The City was requesting imposition of a \$150 civil penalty.

Ms. Tell imposed the \$150 civil penalty.

Case: CT08111443

Peter Tocci
3316 Northeast 17 Court

This case was first heard on 2/5/09 to comply by 2/15/09

Violation:

18-27(a) complied 2/13/09 – not paid

Pursuant to Section 11-19, a Citation Violation Notice had informed the owner that he must comply the violation(s), request an administrative hearing to appeal the citation within 15 days, and/or pay a civil penalty. The property was complied , but the owner had not requested an administrative hearing to appeal the citation or paid the civil penalty. The City was requesting imposition of a civil penalty in the amount of \$200.

Ms. Tell imposed the \$200 civil penalty.

Case: CT08120018

Peter Tocci
3316 Northeast 17 Court

This case was first heard on 2/5/09 to comply by 2/15/09.

Violation:

18-27(a) complied 2/13/09 – not paid

Pursuant to Section 11-19, a Citation Violation Notice had informed the owner that he must comply the violation(s), request an administrative hearing to appeal the citation within 15 days, and/or pay a civil penalty. The property was complied, but the owner had not requested an administrative hearing to appeal the citation or paid the civil penalty. The City was requesting imposition of a civil penalty in the amount of \$200.

Ms. Tell imposed the \$200 civil penalty.

Case: CT08120019

Peter Tocci
3316 Northeast 17 Court

This case was first heard on 2/5/09 to comply by 2/15/09.

Violation:
18-27(a) complied 2/13/09 – not paid

Pursuant to Section 11-19, a Citation Violation Notice had informed the owner that he must comply the violation(s), request an administrative hearing to appeal the citation within 15 days, and/or pay a civil penalty. The property was complied, but the owner had not requested an administrative hearing to appeal the citation or paid the civil penalty. The City was requesting imposition of a civil penalty in the amount of \$200.

Ms. Tell imposed the \$200 civil penalty.

Case: CT08120342

Ralph W & Sharon A Imm
3171 Southwest 23 Street

This case was first heard on 2/5/09 to comply by 2/19/09. Violations were as noted in the agenda. The property was not complied and the City was requesting imposition of a \$200 civil penalty and a \$2,700 fine, which would continue to accrue until the property complied.

Ms. Tell imposed the \$200 civil penalty plus the \$2,700 fine, which would continue to accrue until the property complied.

Case: CT08120444

Wesley E Stevens
2118 Southwest 37 Terrace

This case was first heard on 2/5/09 to comply by 2/19/09. Violations were as noted in the agenda. The property was not complied and the City was requesting imposition of a \$200 civil penalty and a \$2,700 fine, which would continue to accrue until the property complied.

Ms. Tell imposed the \$200 civil penalty plus the \$2,700 fine, which would continue to accrue until the property complied.

Case: CE08081242

Deutsche Bank National Trust Co Trustee
3512 Riverland Road

This was a request to vacate the order dated 11/20/08.

Ms. Tell vacated the order dated 11/20/08.

Cases Complied

Mr. McKelligett announced that the below listed cases were in compliance. Additional information regarding respondents, violations, etc. can be found in the agenda, which is incorporated into this record by reference:

CE08090987	CE09011963	CE08101560	CE08121716
CE09011987	CE08100247	CE08101726	CE09010589
CE08121015	CE09011173	CE09021028	CE09021035
CE09021039	CE09021041	CE09021245	CE09021249
CE08051103	CT09010687		

Cases Pending Service

Mr. McKelligett announced that the below listed cases had been withdrawn pending service to the respondents. Additional information regarding respondents, violations, etc. can be found in the agenda, which is incorporated into this record by reference:

CE08120135	CE09021029	CE09021241	CE08051102
CT09010321			

Cases Rescheduled

Mr. McKelligett announced that the below listed cases had been rescheduled. Additional information regarding respondents, violations, etc. can be found in the agenda, which is incorporated into this record by reference:

CE08091911	CE08010265
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Cases Withdrawn

Mr. McKelligett announced that the below listed cases had been withdrawn. Additional information regarding respondents, violations, etc. can be found in the agenda, which is incorporated into this record by reference:

CE09021011	CE09010265	CE09010267	CE09010434
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There being no further business, the hearing was adjourned at **1:34** p.m.



SPECIAL MAGISTRATE

ATTEST:


Clerk, Special Magistrate

Minutes prepared by: J. Opperlee, Prototype Services